

An aerial photograph of a commercial area. A large, long, one-story industrial building with a grey roof is the central focus. A red pin is placed on the roof of a smaller, white building adjacent to it. The surrounding area includes parking lots with several cars, other industrial buildings, and some trees.

**FOR SALE \$577,500**

# ONE STORY INDUSTRIAL FREESTANDING

711 E Seminole Ave, Melbourne, FL 32901

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

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**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES



**\$660,000**

**\$660,000**



## PROPERTY DESCRIPTION

One Story Concrete Block Freestanding Industrial  
Roof Flat, pre-stressed concrete with built-up membrane  
Metal entry doors to warehouse area. Two grade level roll - up doors  
Exposed metal beam warehouse with insulated walls  
Partitioned separate areas for Manufacturing and Assembly  
+/- 240 sf Mezzanine  
100% HVAC Power 800 amps; three- phase  
Bathrooms

## LOCATION DESCRIPTION

Located in Melbourne, FL, on the Space Coast. The surrounding area of the property offers an ideal environment for Industrial/Manufacturing. Easy access to major transportation routes, including I-95 and the nearby Melbourne International Airport. Nearby essential amenities, providing convenience for employees and visitors. The area is known for its strong manufacturing workforce, an attractive location for industrial businesses. Additionally, the property's proximity to the Port Canaveral +/- 25 Miles , a major deep-water cargo port, appealing to industrial and manufacturing investment or owner/user.

- +/-25 Miles to Port Canaveral
- +/- 2.6 Miles to Melbourne Orlando Airport
- +/- 0.3 Miles to US Highway I

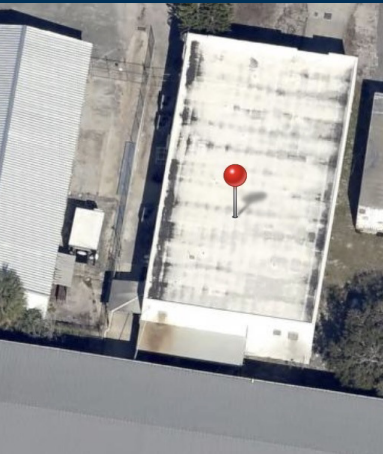
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## OFFERING SUMMARY

Sale Price:	\$577,500
Number of Units:	1
Lot Size:	0.18 Acres
Building Size:	5,250 SF





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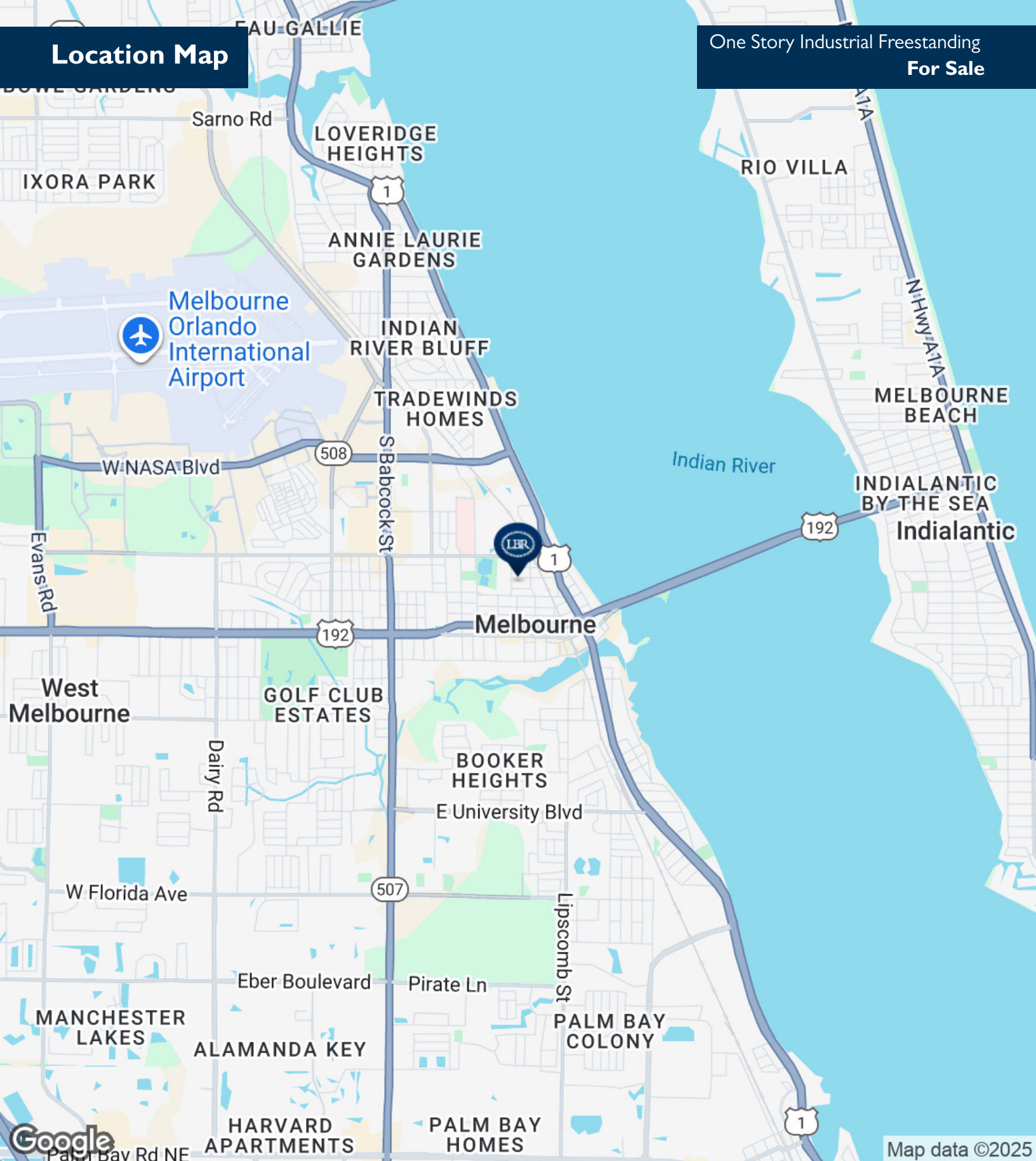
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## Location Map

One Story Industrial Freestanding  
For Sale



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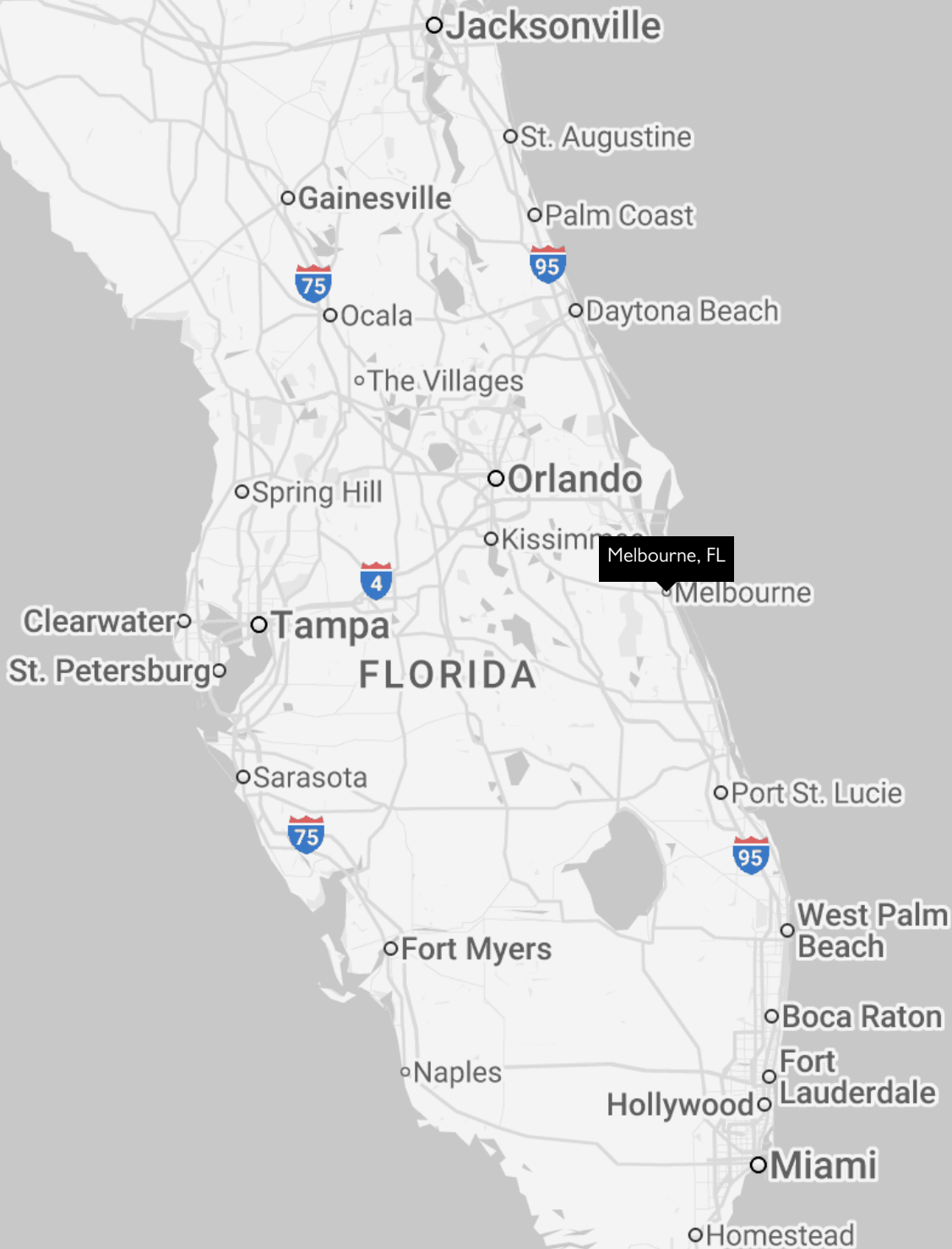


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## Regional Map

One Story Industrial Freestanding  
For Sale



Google

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